

Request for Decision

Zulich Enterprises Ltd. - Application to extend a draft approved plan of subdivision approval (Lionsgate Subdivision, Sudbury)

Presented To:	Planning Committee
Presented:	Monday, Sep 21, 2020
Report Date	Wednesday, Aug 26, 2020
Type:	Routine Management Reports
File Number:	780-6/91001

Resolution

THAT the City of Greater Sudbury's delegated official be directed to amend the conditions of draft approval for a plan of subdivision on those lands described as Parcels 47877 & 49386, Part of Parcels 10126 & 33014, Lots 9 & 10, Concessions 3 & 4, Township of Neelon, File # 780-6/91001, in the report entitled "Zulich Enterprises Ltd.", from the General Manager of Growth and Infrastructure, presented at the Planning Committee meeting on September 21, 2020, upon payment of Council's processing fee in the amount of \$2,813.75 as follows:

1. By adding the following words at the end of Condition #17:

"A lot grading agreement, if required, shall be registered on title to the satisfaction of the Director of Planning Services and the City Solicitor. The owner shall be responsible for the legal costs of preparing and registering any required lot grading agreement."

2. By deleting Condition #23 and replacing it with the following:

"23. That this draft approval shall lapse on September 14, 2023."

3. By adding the following words at the end of Condition #24:

"A soils caution agreement, if required, shall be registered on title, to the satisfaction of the Chief Building Official and the City Solicitor."

4. By deleting Condition #25 and replacing it with the following:

"25. A storm-water management report and associated plans must be submitted by the Owner's Consulting Engineer for approval by the City. The report must address the following requirements:

a) The underground storm sewer system within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 2 year design storm. The permissible minor storm discharge from the subject

Signed By

Report Prepared By

Glen Ferguson
Senior Planner
Digitally Signed Aug 26, 20

Manager Review

Alex Singbush
Manager of Development Approvals
Digitally Signed Aug 26, 20

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Aug 31, 20

Recommended by the Department

Tony Cecutti
General Manager of Growth and Infrastructure
Digitally Signed Sep 3, 20

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Sep 3, 20

development must be limited to the existing pre-development site runoff resulting from a 2 year design storm. Any resulting post development runoff in excess of this permissible discharge rate must be controlled and detained within the plan of subdivision;

b) The underground storm sewer system within future right-of-way classified as collector, within the plan of subdivision must be designed to accommodate and/or convey the minor storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 5 year design storm;

c) The overland flow system within the plan of subdivision must be designed to accommodate and/or convey the major storm flow, that is, the rainfall runoff resulting from the subject site and any external tributary areas using the City's 100 year design storm or Regional storm event, whichever is greater, without causing damage to proposed and adjacent public and private properties. The permissible major storm discharge from the subject development must be limited to the existing predevelopment runoff resulting from a 100 year design storm or Regional storm event, whichever is greater;

d) "Enhanced" level must be used for the design of storm-water quality controls and 20% over-control of peak flows as defined by the Ministry of the Environment, Conservation and Parks;

e) Storm-water management must follow the recommendations of the Ramsey Lake Sub-watershed Study;

f) The drainage catchment boundary including external tributary catchments and their respective area must be clearly indicated with any storm-water management plan;

g) The final grading of the lands shall be such that the surface water originating on or tributary to the said lands, including roof water from buildings and surface water from paved areas, will be discharged in a manner satisfactory to the General Manager of Growth and Infrastructure;

h) Minor storm drainage from the plan of subdivision shall not be drained overland onto adjacent properties; and,

i) Existing drainage patterns on adjacent properties shall not be altered unless explicit permission is granted."

5. By deleting Condition #26 and replacing it with the following:

"26. The owner shall provide to the City, as part of the submission of servicing plans a Sediment and Erosion Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. Siltation controls shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed."

6. By adding the words "Canada Post," after "Bell," in Condition #29;

7. By adding the word "Services" after "Director of Planning" in Conditions #34 and #39;

8. By adding a new Condition #41 as follows:

"41. That in accordance with Section 59(4) of the Development Charges Act, a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development."

9. By adding a new Condition #42 as follows:

“42. The owner shall be responsible for the design and construction of any required storm-water management works to the satisfaction of the General Manager of Growth and Infrastructure as part of the servicing plans for the subdivision and the owner shall dedicate the lands for storm-water management works as a condition of this development.”

Relationship to the Strategic Plan / Health Impact Assessment

The application to extend this draft plan of subdivision approval is an operational matter under the Planning Act to which the City is responding.

Report Summary

The owner has requested an extension to the draft plan of subdivision approval of the Lionsgate draft approved plan of subdivision in the community of Sudbury for a period of three years until September 14, 2023. The Planning Services Division has reviewed the request to extend the draft approval and has no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval.

Building Services has requested that verbiage relating to possible requirement for a soils caution agreement that would be registered on title of the lands be added to the City's standard geotechnical condition. Conservation Sudbury has recommended that the existing condition addressing erosion and sediment control during construction of the subdivision be updated to reflect current verbiage and best practices. The City's Drainage Section has requested that the existing condition addressing storm-water management be updated to reflect current standard draft approval condition practices in terms of the infrastructure that will be required to facilitate the future and further development of the Lionsgate subdivision. Environmental Planning Initiatives has provided comment that the owner is advised that prior to vegetation removal or other site alteration on the subject lands they are to consult with the Ministry of the Environment, Conservation and Parks to ensure that all requirements set out by the Province of Ontario under the Endangered Species Act have been satisfied. Other housekeeping changes are included and outlined in the Resolution section of this report.

The Planning Services Division is recommending approval of the application to extend the draft approved plan of subdivision. Amendments to the conditions of draft approval where necessary have been identified and are included in the Resolution section of the report.

Financial Implications

If approved, staff estimates approximately \$845,000 in taxation revenue, based on the assumption of 126 single family dwelling units at an estimated assessed value of \$500,000 per dwelling units at the 2020 property tax rates.

In addition, this development would result in total development charges of approximately \$2,300,000 based on the assumption of 126 single family dwelling units based on the rates in effect as of this report.

Once development has occurred and the subdivision infrastructure has been transferred to the City, there will be additional on-going costs for future annual maintenance and capital replacement of the related infrastructure (ie. Roads, water/wastewater linear pipes, etc).

Date: August 17, 2020

STAFF REPORT

Applicant:

Zulich Enterprises Ltd.

Location:

Parcels 47877 & 49386, Part of Parcels 10126 & 33014, Lots 9 & 10, Concessions 3 & 4, Township of Neelon (Lionsgate Subdivision, Sudbury)

Application:

To extend the draft approval conditions for a plan of subdivision which were approved initially by Council on August 19, 1991. The draft approval was most recently extended on September 14, 2017 when Plan 53M-1428 was registered as a phase of the Lionsgate Subdivision. This most recent registration facilitated the creation of 26 new urban residential lots having frontage on Hazelton Drive in Sudbury.

There was one administrative extension issued by the Director of Planning Services having the effect of establishing a new lapsing date of December 14, 2020, in order to allow for agencies and departments to complete their review of the request. The most recent administrative extension was also granted in order to also afford staff the opportunity to schedule the item to a meeting of Planning Committee that is appropriate given the emerging and changing best practices for scheduling meetings due to the Covid-19 global pandemic.

Proposal:

The owner is requesting that the draft approval conditions for the above noted lands be extended for a period of three years until September 14, 2023.

Background:

The City received a written request via email from Zulich Enterprises Ltd. on May 19, 2020, to extend the draft approval on a plan of subdivision for a period of three years on those lands described as Parcels 47877 & 49386, Part of Parcels 10126 & 33014, Lots 9 & 10, Concessions 3 & 4, Township of Neelon. The draft approved plan of subdivision was initially approved by Council for a total of 255 urban residential lots to the south of Kingsway Boulevard and to the north of Bancroft Drive between Third Avenue and Levesque Street in the community of Sudbury. The remaining lots within the draft approved plan of subdivision are to be accessed from Bancroft Drive via the continuation of Hazelton Drive. The Lionsgate Subdivision is also intended to have access to Kingsway Boulevard to the north once fully built out.

Staff notes that the most recent phase of the subdivision was registered as Plan 53M-1428 on September 14, 2017. In accordance with Council policy, a three year extension was granted at this time with a new lapsing date of September 14, 2020 having been established. Staff further notes however that the draft approval is now set to expire on December 14, 2020 following an administrative extension that was granted in order to afford staff time to review the request during the ongoing Covid-19 global pandemic. Staff has circulated the request to relevant agencies and departments and is now bringing forward this report to extend the draft approval to September 14, 2023.

Date: August 17, 2020

Departmental & Agency Circulation:

Fire Services, Leisure Services, Operations, Roads, Traffic and Transportation, and Transit Services have each advised that they have no concerns from their respective areas of interest.

Active Transportation has noted that the owner will be required to construct Hazelton Drive, Lionsgate Drive and Arrowdale Street to an urban collector standard complete with on-road bicycle lanes and sidewalks on both sides. On-street parking will be restricted on both sides of Hazelton Drive, Lionsgate Drive and Arrowdale Street.

Building Services has requested that Condition #24 be updated to reflect current standard draft approval condition verbiage with respect to a soils caution agreement being registered on title of the lands, if required, to the satisfaction of the Chief Building Official.

Canada Post has not requested any changes to the draft approval conditions. Canada Post did however note in an emailed letter their requirements and expectations for providing mail service to the subdivision. The above noted letter is attached to this report for the owner's information and reference purposes.

Conservation Sudbury has no concerns with the draft approval extension request. Conservation Sudbury has however noted that existing Condition #26 should be updated to reflect current wording and best practices with respect to the requirement for Erosion and Sediment Control Plan that details the location and types of erosion and sediment control measures that are to be implemented during the construction of each new phase of the Lionsgate Subdivision. Conservation Sudbury also notes that any works occurring within a regulated area under Ontario Regulation 156/06 will require a permit pursuant to Section 28 of the Conservation Authorities Act.

Development Engineering has noted that since initial draft approval there have been five phases of the Lionsgate Subdivision that have proceeded to construction with the most recent phase being registered in September 2017. Development Engineering further advises that they have not yet received any construction drawings from the owner with respect to their next planned phase of the Lionsgate Subdivision.

The City's Drainage Section has requested that Condition #25 be deleted and replaced with one comprehensive condition addressing the requirement for a storm-water management report and associated plans. The comprehensive condition will act to provide clarity in the draft approval document in terms of what is required from a storm-water management perspective.

Environmental Initiatives advises and cautions that the owner is solely responsible for ensuring that activities relating to vegetation removal, site alteration and development undertaken on the subject lands do not result in a contravention of the Endangered Species Act. The owner is advised to consult with the Ontario Ministry of the Environment, Conservation and Parks.

Planning Considerations:

Official Plan

Section 20.4.2 of the Official Plan for the City of Greater Sudbury addressing draft plan of subdivision approvals outlines that Council will not extend or recommend the extension of a draft plan approval, beyond the statutory limitation of three years, unless the owner has demonstrated to the satisfaction of Council that they are making a reasonable effort to proceed in meeting the conditions of draft approval. At the time of an extension request, Council is to review the draft plan conditions and may make appropriate modifications.

Date: August 17, 2020

Staff notes that this particular draft plan approval was originally approved by Council on August 19, 1991, and at the time of writing this report, there are 126 remaining lots within the draft approved Lionsgate Subdivision. To date, there have been 129 urban residential lots created within the Lionsgate Subdivision.

The owner did note in their draft approval extension request that they remain committed to fully developing the subdivision and intend on proceeding with another phase once housing demands warrant construction of new homes in the area. The owner also noted that to-date they have registered five phases of the subdivision with a total of 129 urban residential dwelling lots having been developed across said phases.

Draft Approval Conditions

Condition #23 should be deleted entirely and replaced with a sentence referring to September 14, 2023 as the revised date on which the subject draft plan of subdivision approval shall lapse.

The City's Drainage Section has requested that Condition #25 be updated to reflect current standard draft approval condition practices in terms of the infrastructure that will be required to facilitate development of the Lionsgate Subdivision. These requested changes are reflected in the Resolution section of this report as an amendment to existing Condition #25 and a new Condition #42.

Staff recommends that a standard draft approval condition be added that in accordance with Section 59(4) of the Development Charges Act, that a notice of agreement shall be registered on title to ensure that persons who first purchase the subdivided land after registration of the plan of subdivision are informed, at the time the land is transferred, of all development charges related to development. This requested change is reflected in the Resolution section of this report as new Condition #41 that is being recommended.

Building Services and Conservation Sudbury have both requested housekeeping changes to existing verbiage contained within existing Conditions #24 and #26 respectively.

No other administrative or housekeeping changes to the draft approval documents are required at this time. No other changes beyond those described in this report to the draft approval documents have been requested either by the owner or by circulated agencies and departments.

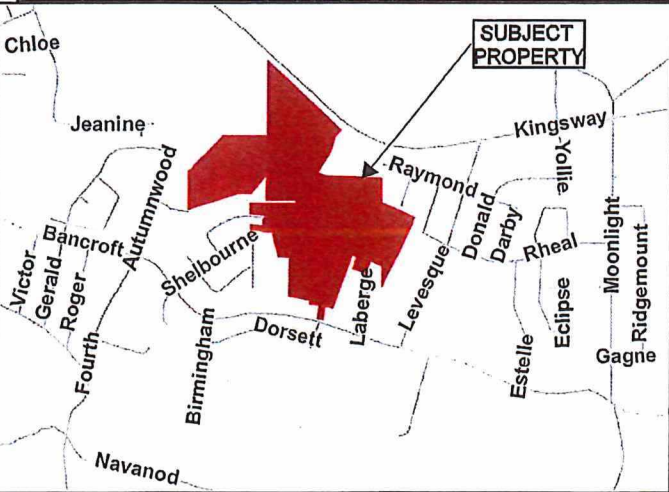
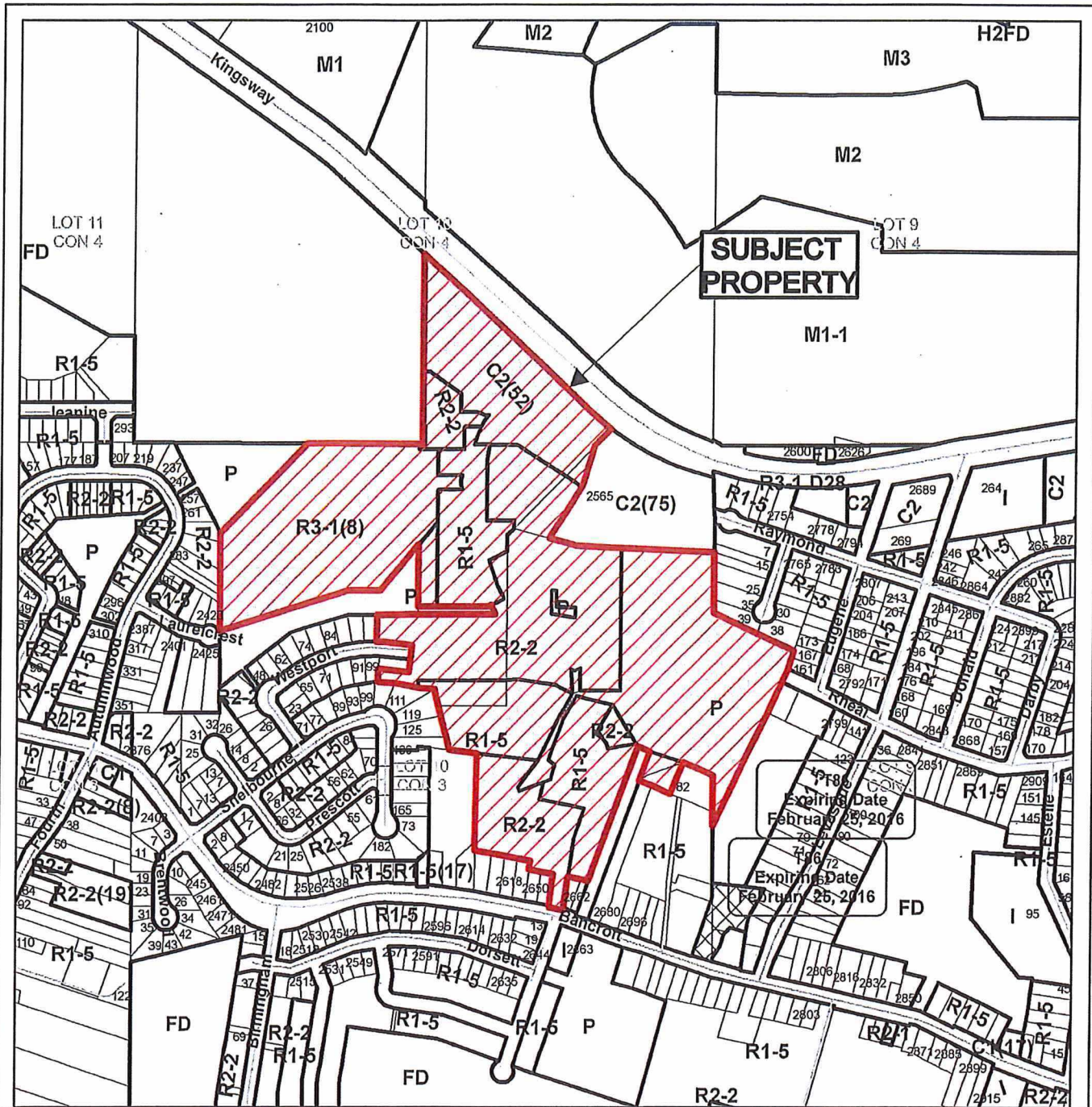
The existing draft approval conditions are attached to this report along with two sketches of the draft approved plan of subdivision dated July 19, 1991 and June 18, 2010 respectively for reference purposes.

Processing Fees

The owner is required to pay the applicable processing fee in the amount of \$2,813.75. It is recommended that the draft approval extension be granted upon receipt of Council's processing fee from the owner. This amount was calculated as per By-law 2020-26 being the Miscellaneous User Fees for Certain Services By-law that was in effect at the time the request was made.

Summary:

The Planning Services Division has reviewed the request to extend the subject draft approval and has no objections to the requested extension for a period of three years. The request was also circulated to relevant agencies and departments for comment and no concerns were identified with respect to extending the draft approval of the subdivision. Appropriate changes were identified and explained within this report have been included in the Resolution section of this report and would now form part of the draft plan approval if approved by Council. The Planning Services Division therefore recommends that the application to extend the draft approval for the Lionsgate Subdivision for a period of three years until September 14, 2023, be approved as outlined in the Resolution section of this report.



Growth and Development Department



Subject Property being PINs 73576-0348, 73576-0373, 73576-0028, 73576-0175, 73576-0303, 73576-0322, 73576-0321, 73576-0323, 73561-0019, 73576-0372, and part of PINs 73576-0029 & 73576-0371 Lots 9 & 10, Con 3 & 4, Twp. of Neelon, Kingsway, Sudbury, City of Greater Sudbury

NTS
Sketch 1

780-6/91001
Date: 2016 06 16

REVISED 1991-07-19

ZONING CHART			
	Single Family	Single Family with Basement Apartment	Duplex
(A)	X		
(B)	X	X	
(C)	X	X	X

NOTE: (C) SPECIAL (ADDITIONAL STOREY REQUIRED MAIN FLOOR COMMERCIAL, 2ND & 3RD FLOOR RESIDENTIAL - TOWN HOUSES)



ISSUED
JUL 19 1991
DENNIS
CORNELL TAYLOR
2 of 2
ZULICH KIMSHAW

**COUNCIL'S CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL PLAN
FOR REGISTRATION OF THE SUBJECT SUBDIVISION ARE AS FOLLOWS:**

1. That this draft approval applies to the draft plan of subdivision of Part of Parcels 10126, 33014 and 45812, the remainder of Parcels 8195, 13971 and all of Parcels 47877 and 49386 SES, Lots 9 and 10, Concessions 3 and 4, Township of Neelon, prepared by Steve Gossling and dated Revised 1991-07-19; and as subsequently revised by a sketch plan titled Hazelton Subdivision Revised Road and Lot Fabric - J.L. Richards Civil Engineers (Revised 2010-06-18 D.K.W.)
2. That the street(s) shall be named to the satisfaction of the Municipality.
3. That any dead-ends or open sides of road allowances created by this plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the Municipality and held in trust by the Municipality until required for future road allowances or the development of adjacent land.
4. That prior to the signing of the final plan, the Planning Services Division shall be advised by the Ontario Land Surveyor responsible for preparation of the final plan, that the lot areas, frontages and depths appearing on the final plan do not violate the requirements of the Restricted Area By-laws of the Municipality in effect at the time such plan is presented for approval.
5. That the subdivision agreement be registered by the Municipality against the land to which it applies, prior to any encumbrances.
6. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
7. That the owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City of Greater Sudbury, concerning the provision of roads, walkways, street lighting, sanitary sewers, watermains, storm sewers and surface drainage facilities.
8. That the subdivision agreement contain provisions whereby the owner agrees that all the requirements of the subdivision agreement including installation of required services be completed within 3 years after registration.
9. ~~That Regional capital levies be imposed in accordance with By-law 89-111.~~
(Deleted November 16th, 1999)
10. That 5% of the land included in the subdivision be deeded to the City of Greater Sudbury for parks purposes pursuant to Subsection 50 (5) (a) of the Planning Act.
11. That access to the Kingsway be restricted through the placement of 0.3 m reserves along all lot or block boundaries that abut the Kingsway.
12. Deleted.

13. That the subdivision agreement contain provisions whereby the owner agrees to construct left and right turn lanes for the Kingsway at Lionsgate Drive intersection and a traffic impact study be undertaken by the owner which outlines the remedial work, if any, required to address the impacts of the development on the surrounding roadways.
14. Deleted.
15. Deleted.
16. That prior to the signing of the final plan the owner shall indicate the type of treatment proposed for areas of extreme slope, and suitable provisions shall be incorporated into the subdivision agreement to ensure the treatment is undertaken to the satisfaction of the General Manager of Growth and Infrastructure.
17. The owner shall provide a detailed lot grading plan prepared, signed, sealed, and dated by a professional civil engineer with a valid certificate of authorization for the proposed lots as part of the submission of servicing plans. This plan must show finished grades around new houses, retaining walls, side yards, swales, slopes and lot corners. The plan must show sufficient grades on boundary properties to mesh the lot grading of the new site to existing properties.
18. That Block 259 shall be consolidated with Parcel 49232 S.E.S. and Block 264 be consolidated with Parcel 49386 S.E.S. (Secondly) upon registration of the final plan.
19. The final plan shall be integrated with the City of Greater Sudbury Control Network to the satisfaction of the Coordinator of the Surveying and Mapping Services. The survey shall be referenced to NAD83 (CSRS) with grid coordinates expressed in UTM Zone 17 projection and connected to two (2) nearby City of Greater Sudbury Control Network monuments. The survey plan must be submitted in an AutoCAD compatible digital format. The submission shall be the final plan in content, form and format and properly geo-referenced.
20. Deleted.
21. That prior to the signing of the final plan, the Planning Services Division is to be advised by the Director of Legal Services/City Solicitor that Conditions #5, #6, #7, #8, #10, #11, #13, #16 and #18 have been complied with to his satisfaction.
22. Deleted.
23. That this draft approval shall lapse on December 14, 2020.

24. Prior to the submission of servicing plans, the applicant/owner shall, to the satisfaction of the General Manager of Growth and Infrastructure, provide a soils report prepared by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also the report should include design information and recommended construction procedures for the following items: storm and sanitary sewers, watermain, roads, the mass filling of land, surface drainage works including erosion control, slope stability (if applicable) and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official.
25. Prior to the submission of servicing plans, the applicant/owner shall provide a stormwater management report and plan for this development, prepared by a consulting civil engineer with a valid certificate of authorization. Said report shall establish how the quantity and quality of stormwater will be managed within the subdivision development and assess the impact of stormwater runoff from this development on abutting lands, on the downstream water courses, on area waterbodies and on Ramsey Lake and adjacent wetlands. The report shall deal with the control of both the 1:5 year and Regional Storm events, so as to limit the volume of flow generated on the site to pre-development levels. The Regional Storm flow path is to be set out on the plan. The formula for cost sharing on any required downstream works will be established to the satisfaction of the General Manager of Growth and Infrastructure after study completion and prior to the signing of the final plan.
26. The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sedimentation and erosion control measures to be implemented during the construction of each phase of the project. Said plan shall be to the satisfaction of the General Manager of Growth and Infrastructure and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sedimentation and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed.
27. The owner provide proof of sufficient fire flow in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing distribution system to service this subdivision will be borne totally by the owner.
28. The owner provide proof of sufficient sanitary sewer capacity in conjunction with the submission of construction drawings for each phase of construction. All costs associated with upgrading the existing collection system and/or sewage lift stations to service this subdivision will be borne totally by the owner.

29. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas, and Eastlink. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase.
30. The proposed internal subdivision roadways are to be built to urban standards, including curbs, gutters, sidewalks, walkways, storm sewers and related appurtenances to the City of Greater Sudbury Engineering Standards at the time of submission.
31. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner.
32. The owner will be required to ensure that the corner radius for all intersecting streets is to be 9.0 m.
33. Prior to initial acceptance of all storm sewers or sanitary sewers, camera inspections will be required on any newly constructed works.
34. Draft approval does not guarantee an allocation of sewer or water capacity. Prior to the signing of the final plan, the Director of Planning is to be advised by the General Manager of Growth and Infrastructure, that sufficient sewage treatment capacity and water capacity exists to service the development.
35. The developer will be required to provide a geo-technical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure. The geotechnical report shall be undertaken by a blasting consultant defined as a professional engineer licensed in the Province of Ontario with a minimum of five years experience related to blasting.
36. The blasting consultant shall be retained by the developer and shall be independent of the contractor and any subcontractor doing blasting work. The blasting consultant shall be required to complete specified monitoring recommended in his report of vibration levels and provide a report detailing those recorded vibration levels. Copies of the recorded ground vibration documents shall be provided to the contractor and contract administration weekly or upon request for this specific project.
37. The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:
 - i. Pre-blast survey of surface structures and infrastructure within the affected area;
 - ii. Trial blast activities;
 - iii. Procedures during blasting;

- iv. Procedures for addressing blasting damage complaints;
- v. Blast notification mechanism to adjoining residences; and,
- vi. Structural stability of exposed rock faces.”

The above report shall be submitted for review to the satisfaction of the Chief Building Official prior to the commencement of any removal of rock by blasting.

- 38. Should the developer's schedule require commencement of blasting and rock removal prior to the site plan agreement having been signed, a site alteration permit shall be required under the City of Greater Sudbury's By-law 2009-170 and shall require a similar geotechnical report as a minimum prior to its issuance.
- 39. Final approval for registration may be issued in phases to the satisfaction of the Director of Planning, provided that:
 - i) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure and other essential services; and
 - ii) all agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 40. That the owner shall have completed all major outstanding infrastructure deficiencies that are critical to the overall function of the subdivision in previous phases of the plan that have been registered, or have made arrangements for their completion, prior to registering a new phase of the plan, to the satisfaction of the General Manager of Growth and Infrastructure.



May 22, 2020

Alex Singbush
Manager of Development
City of Greater Sudbury

Reference: File # 780-6/91001—Lionsgate Subdivision

Dear Mr. Singbush,

Thank you for contacting Canada Post regarding plans for a new subdivision in the City of Greater Sudbury.

Please see Canada Post's feedback regarding the proposal, below.

Service type and location

1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).
2. Location of such CMBs will be decided once a CUP plan is prepared and sent to me

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A for any additional requirements for this developer.

Regards,

Ray Theriault
Delivery Services Officer | Delivery Planning
PO BOX 8037 Ottawa T CSC
Ottawa, ON, K1G 3H6
613-793-2293

Raynald.theriault@canadapost.ca

Appendix A

Additional Developer Requirements:

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mail Box.
- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two meters (consult Canada Post for detailed specifications)